



Queensbury Planning Board Agenda

Second Regular Meeting: **Tuesday, January 25, 2022** / Time 7 – 11 pm
 Queensbury Activities Center @ 742 Bay Road

Recommendations:

Applicant(s)	<u>CERRONE BUILDERS, INC.</u>	Application Type	Subdivision Preliminary 2-2022
Owner (s)	City of Glens Falls	SEQR Type	Unlisted- Full EAF
Agent(s)	Tom Center, Hutchins Engineering	Lot size	49.98 acres
Location	Upper Sherman Avenue	Ward: 3	Zoning Classification: MDR
Tax ID No.	301.18-2-1	Ordinance Reference	183
Cross Reference	SUB (S) 7-2021, AV 5-2022	Warren Co. Referral	n/a for subdivision
Public Hearing	n/a for recommendation	Site Information	

Project Description: Applicant proposes a 45 lot subdivision of a 49.5 acre parcel. The lots range in size from 0.47 acre to 1.57 acres. The project includes a homeowner’s association property. There is to be two access points to Sherman Avenue. The sites would have on-site septic and be connected to municipal water supply. The project includes a 20 ft no cut buffer on the North property lines. Waivers requested for clearing plan and landscape plan. The project site was at one time the leaf dump area for the City of Glens Falls. Pursuant to Chapter 183, review for a subdivision shall be subject to Planning Board review and approval. **Variance:** Relief is sought for lot size and setbacks. Planning Board will make a recommendation to the Zoning Board of Appeals.

New Business:

Applicant(s)	<u>SHARON & MICHAEL SERINI</u>	Application Type	Subdivision Modification 1-2022
Owner (s)	Raymond Kraft	SEQR Type	Unlisted
Agent(s)	Dennis MacElroy, EDP	Lot size	2.28 acres
Location	Cleverdale Off Road	Ward: 1	Zoning Classification: WR
Tax ID No.	240.9-1-16.12	Ordinance Reference	183, 179-3-040
Cross Reference	SUB 8-2000, SUB 2-2008, AV 49-2009, SUB (M) 2-2008 (2010), PZ 92-2016	Warren Co. Referral	n/a for subdivision
Public Hearing	January 25, 2022	Site Information	CEA, LGPC, APA

Project Description: Applicant proposes a subdivision modification in regards to a setback to the shoreline. The subdivision modification of SUB 2-2008 (March 2010) indicates a 75 foot shoreline setback. Pursuant to Chapter 183, 179-3-040 of the Zoning Ordinance, changes to a previously approved plan shall be subject to Planning Board review and approval.

Old Business

Applicant(s)	<u>ANTONIO & MARIA CIVITELLA</u>	Application Type	Site Plan 55-2021 Freshwater Wetlands Permit 1-2021
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Studio A	Lot size	.37 acre
Location	104 Knox Road	Ward: 1	Zoning Classification: WR
Tax ID No.	239.7-1-20	Ordinance Reference	179-3-040, 179-6-065
Cross Reference	AV 62-2021	Warren Co. Referral	September 2021
Public Hearing	January 25, 2022	Site Information	CEA, LGPC, APA

Project Description: (Revised) Applicant proposes a tear-down of an existing home to construct a new home with a footprint of 2,477 sq. ft. and a floor area of 4,091 sq. ft. The project includes installation of a patio area on the lake side, new driveway area of permeable patio product, new steps to future sundeck and dock, retaining walls for patio and driveway, new septic, new well, new site plantings and new shoreline plantings. Pursuant to Chapter 179-3-040 & 179-6-065 of the Zoning Ordinance, new floor area in a CEA, hard-surfacing within 50 ft. of shoreline, shoreline vegetation removal, steep slopes within 50 ft. and work within 100 ft. of wetland shall be subject to Planning Board review and approval.

Applicant(s)	<u>FRANCIS & ERIN STEINBACH</u>	Application Type	Site Plan Modification 70-2021
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	n/a	Lot size	.22 acres
Location	211 Assembly Point Drive	Ward: 1	Zoning Classification: WR
Tax ID No.	226.19-2-18	Ordinance Reference	179-3-040, 179-6-065
Cross Reference	SP 38-1995 addition, SEP-0657-2019, SP 15-2020, AV 74-2021	Warren Co. Referral	November 2021
Public Hearing	November 16, 2021, January 25, 2022	Site Information	APA, LGPC, CEA

Project Description: (Revised) Applicant proposes to raise an existing 1,352 sq ft home footprint to install a full basement with a footprint of 1,550 sq ft. The project includes a removal of a 444 sq ft rear dock to construct a 356 sq ft deck; site has previous approval for 154 sq ft addition. The front deck of 220 sq ft is to be removed to construct a 357 sq ft deck. The existing floor area of 1,949 sq ft increased to 2,786 sq ft. Site plan for new floor area in a CEA shall be subject to Planning Board review and approval.

Applicant(s)	<u>PATRICK CONNORS</u>	Application Type	Site Plan 2-2022
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Daniel Ryan, PE	Lot size	0.25 acres
Location	95 Rockhust Road	Ward: 1	Zoning Classification: WR
Tax ID No.	227.9-1-1	Ordinance Reference	179-3-040, 179-13-010, 179-4-080
Cross Reference	AV 1454-20953, SP 61-88, AV 3-2022	Warren Co. Referral	January 2022
Public Hearing	January 25, 2022	Site Information	CEA, LGPC, APA

Project Description: Applicant proposes to remove an existing deck of 644 sq ft to construct a 644 sq ft deck in the same location. The deck is attached to the existing house and has a patio area underneath. The steps from the deck to the lower patio area will remain in the same place. The existing home is 1,890 sq ft minus the deck. There is additional work on the boat house structure. Pursuant to Chapter 179-3-040, 179-13-010, 179-4-080, construction of a new deck shall be subject to Planning Board review and approval.

Applicant(s)	<u>GREAT ESCAPE THEME PARK LLC.</u>	Application Type	Site Plan 3-2022 & Freshwater Wetlands 1-2022
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Frank Palumbo, CT Male	Lot size	237.64 acres
Location	1172 State Route 9	Ward: 1	Zoning Classification: LC-42A
Tax ID No.	288.20-1-20	Ordinance Reference	179-3-040, 179-6-050
Cross Reference	SP 3-2019 new ride, SP 54-2019 stream stabilization, SP 67-2019 & SP 3-2020 new ride, AV 6-2022	Warren Co. Referral	January 2022
Public Hearing	January 25, 2022	Site Information	Wetland, Travel Corridor

Project Description: Applicant proposes to remove the existing ticket entrance structure and alter the access area. The project includes construction of a 1,150 sq ft ticket building and a 2,750 entrance staging building. The project improves the green space of the project area. There will not be any changes to the park rides or parking area. Pursuant to Chapter 179-3-040, 179-6-050, site plan review for new developments/structures and are in the recreation commercial zone, hard surfacing within 50 feet of a shoreline, and freshwater wetlands permit for work within 100 feet of a shoreline shall be subject to Planning Board review and approval.

Applicant(s)	<u>DAN SLOTE/EDP</u>	Application Type	Site Plan 1-2022
Owner (s)	Dan Slote	SEQR Type	Type II
Agent(s)	Chris Keil, EDP	Lot size	1 acre
Location	20 Burnt Ridge Road	Ward: 1	Zoning Classification: WR
Tax ID No.	239.16-1-19	Ordinance Reference	179-5-020, 179-3-040, 179-6-060
Cross Reference	SP 45-2002 sundeck, AV 2-2022	Warren Co. Referral	January 2022
Public Hearing	January 25, 2022	Site Information	CEA, LGPC, APA

Project Description: Applicant proposes to construct a 1,205 sq ft bunkhouse, two new septic tanks sharing a leach field area, retaining wall, and new stormwater management for bunk house area. The existing home is 804 sq ft. Pursuant to Chapter 179-5-020, 179-3-040, 179-6-060, site plan review for a new floor area in a CEA and a new building within 50 feet of 15% slopes shall be subject to Planning Board review and approval.

- Any further business which may be properly brought before the Board -